

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**Monday, July 24, 2006  
7:00 PM**

**TOWN HALL ANNEX BUILDING  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #Z200619 – Sullivan Farms, LLC for special permit for 1 rear lot in conjunction with a 9 lot subdivision on property located on Grant Road, APN 005-048-0002 in an AA Zone. (Continued from the June 26, 2006 meeting)
2. #S200603 – Sullivan Farms, LLC for a 9 lot subdivision on property located on Grant Road, APN 005-048-0002 in an AA Zone. (Continued from the June 26, 2006 meeting)
3. #Z200625 – Richard Rizzo for a site plan approval and special permit for unified sign design on property located at 135 West Road, APN 037-005-0086 in a PC Zone. (Continued from the June 26, 2006 meeting)
4. #S200605 – Pioneer Builders of Ellington, Inc. for a 10 lot subdivision on property located at 51 Middle Road, APN 043-007-0000 in an AA Zone.
5. #Z200637 – Pioneer Builders of Ellington, Inc. for a special permit for 2 rear lots in conjunction with a 10 lot subdivision on property located at 51 Middle Road, APN 043-007-0000 in an AA Zone.
6. #Z200624 – Eben Holmes for a special permit for a 3 bay detached garage on property located at 240 Crystal Lake Road, APN 084-014-0000 in an AA Zone.
7. #Z200628 – Steve Moser for a special permit for a detached 2 car garage addition on property located at 61 Wapping Wood Road, APN 005-004-0000 in an AA Zone.
8. #Z200629 – Frank & Debbie Lepri for site plan approval for a coffee shop on property located at 291 Somers Road, APN 083-013-0000 in a C Zone.
9. #Z200632 – Nutmeg Industrial Park, LLC for site plan modification to modify paved parking lot to gravel parking lot on property located at 7 Nutmeg Drive, APN 017-022-0006.
10. #Z200634 – William Mandell for a special permit to construct a 2040' convenience store on property located at 194 Windorville Road, APN 009-067-0000 in a C Zone.

11. #Z200635 – Cornerstone Ellington, LLC for site plan modification to reduce the size of proposed retail building on northerly side of the Big “Y” from 35,000’ to 19,000’ in a PC Zone.
12. #Z200636 – McDonald’s Corporation for a special permit to construct a McDonald’s restaurant on property located at 135 West Road, APN 037-005-0086 in a PC Zone.

#### **IV. UNFINISHED BUSINESS: NONE**

#### **V. NEW BUSINESS:**

1. Request from Robert Dietrich to allow the Town Planner to approve changes to landscaping at the Center Village project located on 22 Maple Street (#Z200522).
2. Request for a 5 year extension to complete subdivision improvements for the Crystal Ridge Subdivision (#S200113)
3. Request for final approval for phase 2A of Crystal Ridge Subdivision (#S200113).
4. #Z200638 – Daryl & Rick DeCarli for site plan approval to construct two barns and a riding arena on property located at 189 Sadds Mill Road, APN 100-008-0000 in an I & RA Zone. (Receipt Only)

#### **VI. ADMINISTRATIVE BUSINESS:**

1. Approval of Meeting Minutes:
  - a. June 26, 2006 Regular Meeting Minutes and June 22, 2006 Special Meeting Minutes.
2. Correspondence:
  - a. Thursday July 6, 2006 Design Review Board’s comments and minutes.
  - b. Letter to Lee’s Auto Ranch from Lisa Houlihan dated 7/10/06. (171/161 West Road)
  - c. Letter to Robert Phillips from the Town Attorney dated 7/5/06. (Notice to Abutters)
  - d. Letter to Dana Steele from Robert Phillips dated 6/28/06. (Comments from 6-26-06 PZC meeting)

#### **VII. ADJOURNMENT:**